

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-19211 - APPLICANT: ROYAL CONSTRUCTION CO. -
OWNER: TOWNE VISTAS LLC**

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-19210) and Variance (VAR-19853), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the parking plan date stamped: 1/12/06, and the site plan, landscape plan, floor plans, and building elevations date stamped: 2/15/06, except as amended by conditions herein.
4. The minimum distance between buildings shall be 10 feet.
5. The provided accessible parking spaces located in the subterranean parking garages shall be properly striped in accordance with Title 19.10.010, Figure #4.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. Site development to comply with all applicable conditions of approval for ZON-19210 and all other site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a 115-unit condominium development composed of two five-story buildings on 4.62 acres approximately 350 feet east of the corner of Echelon Point Drive and North Campbell Road.

A request for a Rezoning (ZON-19210) and Variance (VAR-19853) has been filed in conjunction with this Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/17/01	The City Council approved the Annexation [A-19-02(A)] of this property. The annexation became effective on January 31, 2001.
11/05/03	The City Council approved the request for a Rezoning (ZON-2970) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) and the related Site Development Plan Review (SDR-2971) for a proposed 39-lot single-family cluster development on 5.06 acres. The Planning Commission and staff recommended approval on 10/9/03.
06/8/04	The Planning Commission approved the request for a Tentative Map (TMP-3791) for a proposed 39-lot single-family residential development. Staff recommended approval.
10/20/04	The City Council approved a Site Development Plan Review (SDR-4992) for a proposed 94-lot single family residential development on 15.17 acres. The Planning Commission and staff recommended approval on 9/23/04.
11/4/04	The Planning Commission approved the request for a Tentative Map (TMP-5118) for a proposed 94-lot single family residential development on 15.17 acres. Staff recommended approval.
04/12/07	The Planning Commission recommended approval of companion items ZON-19210 and VAR-19853 concurrently with this application. The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #65/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no licenses or permits related to this request.	
<i>Pre-Application Meeting</i>	
11/15/06	A pre-application meeting was held to discuss the Town Center design standards and allowable uses as required for a 125-unit multi-family development. Staff had the applicant submit revised plans showing the appropriate density of 115 units for 4.62 acres.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	4.62 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	M-TC (Medium Density Residential – Town Center)	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	Single Family Residential Subdivision Undeveloped	ML-TC (Medium Low Density Residential – Town Center)	T-C (Town Center)
South	CC-215 Beltway Alignment	Right-of-Way	Right-of-Way
East	Undeveloped	UC-TC (Urban Center Mixed Use – Town Center)	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
West	Under construction [Proposed 372 Unit Condominium Development (SDR-5517)]	M-TC (Medium Density Residential – Town Center)	T-C (Town Center) U (Undeveloped) [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N*
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C Town Center District	X		N*
Trails	X		Y
Rural Preservation Overlay District			NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

*A Variance (VAR-19853) from the Title 19.08 Residential Adjacency Setback standards has been requested.

DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual, the following requirements apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Distance Between Buildings	10 feet	79 feet	Y
Max. Building Height	7 Stories	5 stories	Y
Trash Enclosure	Screened & enclosed	Screened & enclosed	Y
Mech. Equipment	Screened from view	Screened from view	Y

Pursuant to Title 19.08, the following Residential Adjacency Setback Standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	173 feet	55 feet	N
Trash Enclosure	50 feet	150 feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
U	1 DU/AC	1
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
T-C (M-TC)	25 DU/AC	115 units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
T-C	12.1-25 DU/AC	115 units

<i>Open Space – Town Center Multifamily</i>						
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
		<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
4.62 acres	12.1+	12%	24,150 SF	41%	118,691 SF	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
2-BR	72 units	1.75 space/unit	126				
3-BR	43 units	2.0 spaces/unit	86				
subtotal			212		224	2	Y
Visitor parking		1 space/6 units	20		24	2	Y
TOTAL	115 units	1	232	4	248	4*	Y

*The provided parking plans show Handicapped Parking spaces in the subterranean parking lots that are not to the CLV Standards. The handicapped accessible space must have a five-foot loading zone on each side of the parking space. Since there is ample parking, staff has conditioned that

ANALYSIS

- Zoning**

The subject site is proposed as becoming zoned T-C (Town Center) via Rezoning application [ZON-19210]. Once the subject site becomes part of the Town Center Special Planned Area it will be held to the M-TC (Medium Residential) Special Land Use Designation, which allows for a density of 25 Dwelling Units per Gross Acre. The proposed condominium development, having a density of 24.88 dwelling units per gross acre, is in conformance with the intent and density requirements set forth by the General Plan and the Town Center Development Standards.

- Site Plan**

The proposed site plan indicates a 115-unit residential condominium development on 4.62 acres located adjacent to the southeast corner of Bath Drive and Dapple Gray Road. The proposed development will consist of 57-unit and 58-unit five-story buildings, which results in a density of 24.88 Dwelling Units Per Acre (DU/AC). The proposed site plan indicates the development will have one access point from a cross access agreement with the adjacent property. Interior to the site the plan indicates 24-foot private drives with parking. The site plan illustrates a Multi-Use Transportation

Trail abutting the southern alignment of the subject parcel for a distance of approximately 1,000 feet. The site plan indicates an areas of open space being located around the entire site and being accessible to the residents of the development. The site plan also calls out a six-foot block wall along the entire perimeter of the development.

- **Residential Adjacency**

The proposed condominium development has requested a Variance (VAR-19853) to allow a 55-foot setback where residential adjacency standards require a 173-foot setback from the northern property under the Town Center Medium-Low Land Use code.

- **Beltway Trail**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The City is the responsible agency for constructing this trail. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail.

The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way.

- **Landscape Plan**

The landscape plan indicates some tree species not listed within the Town Center Design Standards. As this property is not located along any Town Center Designated Streets, there are no streetscape standards, per se. The perimeter landscaping is depicted as a mixture of masses of shrubs, without trees. The landscape plan also indicates the use of desert-appropriate garden materials.

- **Elevations**

The proposed elevations are contemporary in design and utilize interesting horizontal and vertical patterns expressed by architectural features such as cornices, windows, doors and variations in massing. The building façade is enhanced by the use of both vertical and horizontal reveals, offsets and the use of three-dimensional surface planes to create shadow lines and break up flat surface areas.

The submitted floorplans only show four levels; however, the additional loft spaces on the fourth-story suites constitute an additional floor.

- **Floor Plans**

The submitted floor plans illustrate multiple two, three, and four bedroom layouts available within the proposed development. Although floorplans for a one-bedroom studio were originally submitted, the revised floorplans do not show studios on any of the four levels.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The surrounding area, with the exception of single-family residences to the north and the condominium development to the west is undeveloped. The proposed use of the property is consistent with Town Center special land use designation of M-TC (Medium Density Residential – Town Center). However, the proposed development does not take into account the adjacent land uses, which is evident by the required Variance from the Residential Adjacency Standards. Therefore, the proposed development is not compatible with adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development complies with the Town Center Development Standards Manual and is within the permissible density allowed, but is not in conformance with Title 19 as is evident by the required Variance (VAR-19853) application for Residential Adjacency.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed access to the development is from a cross-access agreement with the Echelon Phase I property which provides access to Echelon Point Drive. Site access will be composed of two ingress/egresses located at the northwest and southwest corners of the property, one of which is a right-in, right-out only. The amount of traffic to be created by the 115-units may have an adverse impact on the surrounding neighborhood.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscape materials are appropriate for the area and conform to such materials as direct by the Town Center Development Standards Manual and the Urban Design Guidelines and Standards.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

With an approved Variance to the Residential Adjacency Setback Standards, the proposed design characteristics and overall architecture of the proposed buildings create an orderly environment and are not unsightly, undesirable or obnoxious in appearance.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to the International Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 187 by Planning Department

APPROVALS 0

PROTESTS 0